This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 280367

BOOK 10613 PG 46

35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN A MANNING	PNC MORTGAGE CORP OF AMERICA	Field Book No. 040 94281
(NAME) 301 SHUTE COURT	(NAME) 75 NORTH FAIRWAY DRIVE	Map 64-03-A, Parcel 49CO
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY, TN 37138	(STREET ADDRESS) VERNON HILLS, IL 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by th e Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rosemary M. Cumba and Simpson L. Cumba, wife and husband, *have this day bargained and sold, and do hereby transfer and convey unto the said* John A. Manning and wife, Danette F. Manning *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 56, on the plan of Brandywine Pointe, Phase Eight, Section 3, as shown on plat of record in Plat Book 7900, page 637, as amended in Book 9178, page 788 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary M. Cumba and Simpson L. Cumba, wife and husband, by deed from Marc E. Plew and Dona L. Plew of record in Book 9569, page 573, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Subscribed and sworn to before me this the 15th day of SEPTEMBER 19 97
Affiant
My Commission Expires March 24, 2001
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $312,000.00

John A Manning

Notary Public Mary B. Simmons

Mary B. Simmons

This is unimproved ( ) property, known as 301 Shute Court, Old Hickory, TN 37138 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 12th *day of* May, *19* 97 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rosemary M. Cumba

Simpson L. Cumba

Rosemary M. Cumba *Simpson L. Cumba*

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TN
COUNTY OF Davidson

BOOK 10613 PG 47

Personally appeared before me, Ora Fox, *a Notary Public in and for said County and State,* Rosemary M. Cumba and Simpson L. Cumba, husband and wife, *the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Old Hickory TN, *this* 12th *day of* May, 1997.

Ora Fox
Notary Public

My Commission Expires: 7-25-98

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

Taxes for 1997: A lien, but not yet due and payable.

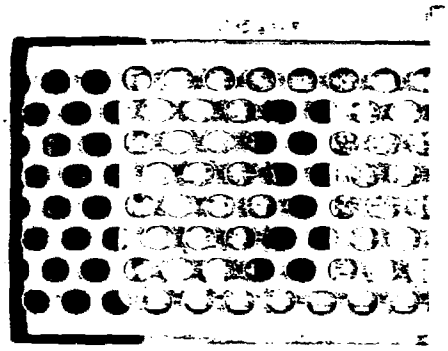
Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and
limitations on title set forth in restrictions recorded in Book 9159, page 676; and Deed Book 8120, page 170, as amended in
Book 8671, page 484, and again in Book 9010, page 627, Register's Office for Davidson County, Tennessee, ~~and~~ in any
allied instrument(s) referred to in said restrictions.

All matters shown on plat recorded in Book 7900, page 637, as amended in Book 9178, page 788, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 9178, page 781, and Deed Book 8148, page 269, Register's Office for Davidson County,
Tennessee.

0349751
IDENTIF. # REFERENCE
97 SEP 18 AM 10: 12
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

9920 09/18 0101 03CHECK 1163.40



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10613 PG 48

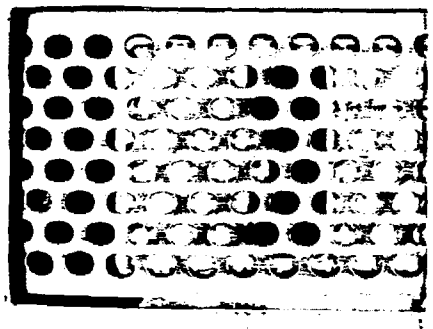
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
312000.00
CON TX 1154.40
PRFEE 1.00
WDEED 8.00
TOTAL 1163.40
CHECK 1163.40

09/18/97 09 14 0001 9520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349751
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199332